



lindsays

8a/4 Leslie Place
Edinburgh, EH4 1NH

"Spacious 1 bedroom basement flat in need of complete renovation"

- Sought after central location
- Excellent local amenities
- Full renovation project with superb potential
- Sitting room
- Kitchen
- Boxroom / dining room
- Double bedroom
- Shower room
- Shared rear garden

EPC Rating D

OFFERS OVER £200,000



Description

8a/4 Leslie Place is spacious 1 bedroom basement flat, situated in the heart of Edinburgh's sought after Stockbridge. The property is now in need of complete renovation and offers the opportunity to create a superb, city centre home. In brief the accommodation comprises; hallway, sitting room, kitchen, boxroom / dining room, and shower room. There is a shared garden located to the rear of the building.

Area

Stockbridge is a village within the heart of the city, bordered to the north by Inverleith Park and the Royal Botanic Gardens, and to the south by the celebrated New Town. It is unique in character and style and plays host to a wonderful variety of small speciality shops, as well as a Waitrose at Comely Bank, a Sainsbury at Craighleith and a Morrisons on Ferry Road. The West End and Princes Street may be reached within 10 minutes on foot, and the city's financial hub within 15. Leisurewise, the Glenogle Swim Centre offers a wide programme of activities, with The Village, Westwoods and the Grange private Sports Clubs all within a few minutes, as of course are Inverleith Park and The Royal Botanic Gardens. There are lovely walks and a cycle path along the banks of the Water of Leith, running all the way from Balerno to the waterfront at Newhaven. An open-air market is a hive of activity on a Sunday morning and there are numerous cafes, restaurants and bars to enjoy. Road links to the central motorway network, Forth bridge and city by-pass are excellent (via Queensferry Road) and there is a tram stop at the West End which provides a direct link with Edinburgh International Airport.

Viewing

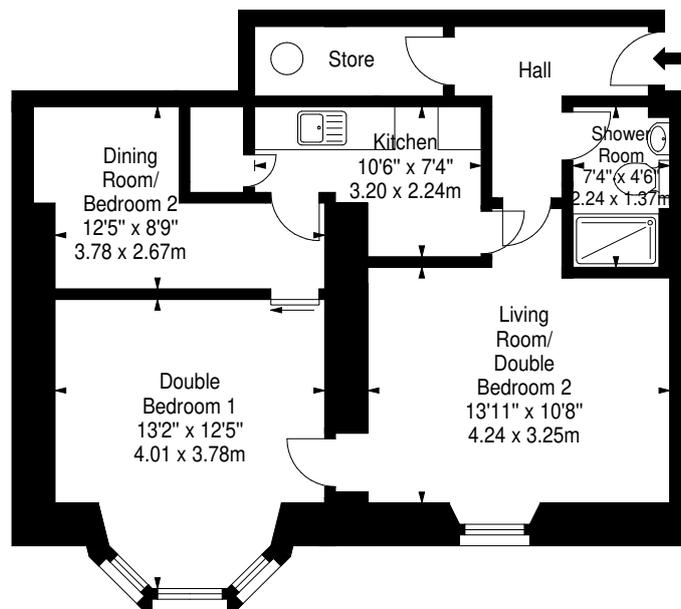
by appointment contact Lindsays on 0131 229 4040



**Leslie Place,
Edinburgh,
Midlothian, EH4 1NH**



Approx. Gross Internal Area
631 Sq Ft - 58.62 Sq M
For identification only. Not to scale.
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Lower Ground Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.